

Town Council

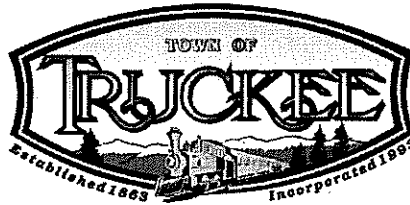
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Dr. Mark Brown, Vice Mayor

Richard Anderson, Councilmember

Joshua J. Susman, Councilmember

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Department Heads

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John McLaughlin, Community Development Director

Kim Szczurek, Administrative Services Director

Judy Price, Town Clerk

Alex Terrazas, Assistant to the Town Manager

Daniel Wilkins, Public Works Director/Town Engineer

March 24, 2008

California Department of Housing and Community Development
Division of Housing Policy Development
P.O. Box 952053
Sacramento, CA 94252-2053

RE: 2007 Annual Community Development Report

Enclose is the Town of Truckee's Annual Community Development Report for 2007. The report includes information required by State law for reporting on our progress in implementing our Housing Element.

If you have any questions regarding this report, please feel free to contact me at (530) 582-2918 or dhall@townoftruckee.com.

Sincerely,

A handwritten signature in dark ink, appearing to read "Duane Hall".

Duane Hall
Town Planner

HOUSING POLICY
DEVELOPMENT, HCD

MAR 27 2008

Enclosure

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Town of Truckee


2007 Annual Report

Community Development

Prepared by:

Truckee Community Development Department
10183 Truckee Airport Rd
Truckee, CA 96161
(530) 582-7820

Approved by:



Tony Lashbrook, Town Manager

March 24, 2008

Purpose of Report

The Community Development Department has prepared this report to comply with the provisions of Section 65400(b) of the California Government Code, which requires the planning agency of each city and county to submit an annual report to State agencies. The annual report is to include:

1. The status of the general plan and the Town's progress in its implementation;
2. The Town's progress in meeting its share of regional housing needs;
3. The Town's efforts to remove governmental constraints to the maintenance, improvement, and development of housing;
4. The degree to which the Town General Plan complies with the State General Plan Guidelines and the date of the last revision to the plan.

To provide other information that may be of benefit to the Town decision-makers, Town staff, other local public agencies, and community members in understanding growth, development, and conservation in Truckee, the Community Development Department has expanded the report. The report summarizes growth and development that occurred in Truckee in 2007 along with community efforts to conserve natural resources in the area. The report also list major residential and non-residential projects that were completed, under construction, or approved in 2007. Lastly, the report estimates current levels of residential commercial, industrial, and institutional development in Truckee.

Consequently, it is the intent and purpose of this report to inform local decision-makers and the general public on growth, development, and housing issues in Truckee. We hope that the information in this report will assist decision-makers in discussing these issues and taking appropriate action and will encourage and enable members of the public to participate more effectively in the decision-making process.

Growth and Development in 2007

INTRODUCTION

Growth continued to proceed at a pace comparable to our rates of growth for the past five years. Housing units increased by around 2.8% in 2007 and permanent population by 2.2%. Unlike previous years, non-residential floor space grew at a slower rate of approximately 1.9%. Based on projects under construction or that have been approved, the Community Development Department believes that residential and non-residential development could continue at a rate similar to past years.

However, the slowdown of the economy that has engulfed California this past year may delay development. The amount of development under construction at the end of 2007 is less than it has been in the previous years, and building permit activity as evidenced by Building & Safety staffing substantially dropped in 2007. Staff anticipates that land use permit activity for smaller projects and building starts will be lower in 2008 than previous years. However, developers for larger projects such as the Railyard Master Plan and PC-1 will continue to process their specific plans and master plans for approval.

RESIDENTIAL

Over the past seven years (2001 to 2007), an average of 244 residential units have been built annually in Truckee. With 330 residential units completed in 2007, the rate of residential construction in 2007 was substantially higher than previous years. Sixty-nine percent (69%) of the units built over the last seven years have been detached single family homes. The percentage of detached single family homes is slowly declining from 85% of housing units in 2000 to approximately 82% today.

Residential Units Built

Three hundred and thirty (330) residential units were completed in 2007, 57 more than in 2006 and 131 more than in 2005. Only one out of every two homes completed in 2007 were detached single family homes. Of these 330 units, 99 were deed-restricted affordable units including Henness Flats apartments (92 units), Spring Creek duplexes (4 units), and Stoneridge Condominiums (3 units).

Table 1
Housing Units Built 2001 - 2007

	Income Level				Total
	Very Low	Low	Mod	Above Mod	
Housing units built in 2007	50	45	4	231	330
<i>Single Family Detached</i>	0	0	0	167	167
<i>Single Family Attached, Multi-Family</i>	50	45	4	64	163
Housing units built in 2001-2007					
By Housing Type					
<i>Single Family Detached</i>	33	6	1	1,137	1,177
<i>Single Family Attached, Multi-Family</i>	119	46	10	357	532
By Ownership					
<i>For Purchase</i>	0	3	8	1,480	1,491
<i>Rental</i> ¹	152	49	3	23	227
Total	152	52	11	1,494	1,709

¹ Does not include For Purchase units subsequently rented after purchase.

Housing and Population Estimates

With 330 units added in 2007 with five units destroyed or demolished, there were 11,933 residential units in the Town of Truckee on January 1, 2008. The rate of growth in housing units in 2007 was 2.80%.

The California Department of Finance annually estimates population, housing units, vacancy rates, and occupancy rates for each county and city in California. They utilize Town building data to estimate the number and type of housings and analyze population trends and other information to estimate vacancy. Over the last several years, the Department of Finance estimates our vacancy rate (and hence the proportion of permanent to second homes) is holding steady, but the number of persons in each occupied housing unit is declining.

The State population and housing estimates for January 1, 2008 will not be released until around April 1st. Town staff estimates that our population grew by 353 permanent residents in 2007 or 2.2%, and we estimate the Town's population as of January 1, 2008 to be 16,372 persons. (The 2008 population estimate is based on the following assumptions: 11,933 residential units; a vacancy rate of 47.23%; and an occupancy rate of 2.600 persons per household.)

Major Residential Projects Under Construction

There were several major residential projects under construction at the end of 2007. Most of these are market-rate for-purchase projects. Appendix 4 summarizes these residential projects. Excluding single family homes being built on lots in existence prior to 2007, there were 86 residential units under construction as of December 31, 2007.

Major Residential Projects Approved

There are four major residential project with land use entitlement for which construction has not yet begun. These include The Enclave and The Villas Phase 2 of Old Greenwood, Gray's Crossing townhomes, Gray's Crossing cottages, and Northwest Townhomes. These projects are described in greater detail in Appendix 5. There are 233 residential units in these projects with 47 to 51 deed-restricted affordable for-purchase units.

Residential Buildout

Buildout is defined as the development of land to its full potential or theoretical capacity as permitted under current proposed planning or zoning designations. The 2025 General Plan estimates that the residential buildout for the Town of Truckee based on General Plan land use designations and densities is 19,901 dwelling units. This buildout would result in a projected buildout population of 28,263 persons based on current housing occupancy levels.

The Town is currently at 60% of residential buildout. Upon completion of all residential units under construction or approved, there will be 12,252 residential units, which is 62% of residential buildout.

**Table 2
Residential Buildout**

	Units	Buildout %
Completed as of 1/1/2008	11,933	60.0%
Under Construction	86	0.4%
Approved ¹	233	1.2%
Total	12,252	61.6%
Buildout	19,901	100%

¹ Does not include single family residential permits on existing subdivision lots

AFFORDABLE HOUSING

Affordable Housing Built or Under Construction

Ninety-nine (99) deed restricted affordable units were completed in 2007. These include:

- The 92-unit Henness Flats rental apartment project. Fifty (50) of the units are restricted to very low-income households with the remaining 42 units restricted to low-income households.
- Four (4) duplex units in Spring Creek Subdivision. The duplex units are for-purchase units restricted to moderate-income households.
- Three (3) condominium units in Stoneridge Condominiums. The condominiums are for-purchase units restricted to low-income households.

This is the largest number of affordable units completed in Truckee since 1995 when the Truckee Pines apartments were built.

Affordable Housing Under Construction

Another 40 units of affordable housing are currently under construction. These include eight (8) condominiums in Stoneridge Condominiums and the 32-unit Frishman Hollow rental apartment project. The affordable Stoneridge Condominiums are restricted in price to low-income households and are scheduled for completion in May 2008. Frishman Hollow will have 31 units restricted to very low income households and one unit restricted to low income households; completion is scheduled for late 2008.

Affordable Housing Approved

The Town currently has five approved residential projects which include 66 affordable housing units. These projects are:

- Gray's Crossing Cottages, 89 detached single family homes on small lots. Twenty-eight of the homes will be available for purchase by moderate-income households. An additional 31 homes will be sold at restricted sales price affordable to moderate-income households, but these units are not deed restricted and can be sold at market-rate prices after the initial purchase. Because they are not deed restricted, they are not counted as affordable units.
- Gray's Crossing Townhomes, 115 townhome units adjacent to the Gray's Crossing golf course and Village. Eight of the townhomes will be available for purchase by moderate-income households. An additional 66 townhomes will be sold at restricted sales price affordable to moderate-income households, but these units are not deed restricted and can be sold at market-rate prices after the initial purchase. Because they are not deed restricted, they are not counted as affordable units.
- An additional eight to twelve units of the Gray's Crossing Cottages and/or Townhomes will be available for purchase by moderate-income households. These affordable units were required for The Enclave at Old Greenwood and will be restricted for a minimum of 30 years.
- The Boulders Condominiums Phase 4, an additional 51 condominiums to be built as part of the project. Five of these condominiums will be affordable with three restricted in sales price to moderate-income households and two to low-income households.
- Northwest Townhomes, a 22-unit townhouse project. Three of the units will be restricted in price to moderate-income households.
- Spring Creek, a 66-unit single family home and duplex project currently under construction. Fourteen (14) duplex units restricted in sales price to moderate-income households remain to be built.

Table 3
Affordable Housing Built, Under Construction, or Approved

	Income Level							
	Very-Low		Low		Moderate		Total	
	Rental	Sale	Rental	Sale	Rental	Sale	Rental	Sale
Built Since 2001	152	0	49	3	0	13	201	13
Under Construction	31	0	1	8	0	0	32	11
Approved	0	0	0	2	0	64	0	66
Total	183	0	50	13	0	77	233	90
	183		63		77		323	

Meeting our Affordable Housing Objectives

The Housing Element establishes quantified objectives in the number of housing units which the Town believes can be constructed, rehabilitated, or preserved over the planning period. The planning period is from January 2001 to June 2009, and the Housing Element establishes an objective to construct, rehabilitate, or preserve 977 affordable housing units over this 8½-year period. Since 2001, 217 deed-restricted affordable housing units have been built; this is only 22% of our affordable housing objectives. An additional 40 affordable units are under construction to be completed in 2008, and 66 more affordable units are approved which should be completed over the next three years. Including these units, this still leaves 654 affordable housing units remaining to be approved and built in the next three years if we hope to achieve our affordable housing objectives.

Table 4
Affordable Housing Objectives and Needs

	Income Level			Total
	Very Low	Low	Mod	
Town of Truckee Quantified Objectives	327	275	375	977
<i>Built, Under Construction, Approved</i>	183	63	77	323
<i>Remaining Need (2007-2009)</i>	144	212	298	654
<i>% of Remaining Need to Objectives</i>	44%	77%	79%	67%
Regional Housing Needs Allocation	324	309	408	1,041
<i>Remaining Need</i>	141	243	331	718
<i>% of Remaining Need to Allocation</i>	44%	79%	81%	69%

NON-RESIDENTIAL

The completion of commercial, industrial, and recreational development in 2007 slowed down substantially from previous years but was still focused in Gray's Crossing, Old Greenwood, the

Pioneer Trail industrial and commercial area, and the Brockway Road corridor. The Community Development Department anticipates that non-residential development will be more spread out throughout the Town in future years as the Town has approved more infill and neighborhood-serving projects. The rate of non-residential development is keeping pace with the high growth rates of the past five years with a 6.5% increase in non-residential floor space in 2006.

Non-Residential Floor Space Built

Around 61,000 square feet of non-residential floor space was built in 2007 with around one-third of this floor space being Old Greenwood fractional ownership units. (Because fractional ownership units cannot be resided in for more than 30 days at a time, they are not considered residential units and were approved as commercial uses. Fractional ownership units are designated as lodging rooms and floor space.) Non-residential floor space in Truckee grew by only 1.9% in 2006. However, if the fractional ownership units are not included, non-residential floor space grew only by 1.15%.

Major projects completed in 2007 included three industrial projects in the Pioneer Trail industrial area, Buildings K-2 and J of Pioneer Commerce Center, and the Gray's Crossing golf course.

Non-Residential Estimates

Based on 2025 General Plan estimates and non-residential development that has been completed over the past three years, the Community Development Department estimates there is approximately 3.3 million square feet of non-residential floor space in Truckee. Nearly half of this floor space is commercial (not including lodging).

Table 5
Non-Residential Floor Space

	Est.	Built in	Est.
	Jan 1, 2007	2007	Jan 1, 2008
Commercial	1,534,116 sf	1,813 sf	1,535,929 sf
Lodging	461,812 sf	23,460 sf	485,272 sf
<i>Lodging Rooms</i>	<i>561 rooms</i>	<i>0 rooms</i>	<i>561 rooms</i>
<i>Fractional Ownership Units</i>	<i>65 units</i>	<i>10</i>	<i>75 units</i>
Industrial	714,245 sf	35,465 sf	749,710 sf
Institutional and Other	514,038 sf	0 sf	514,038 sf
Total	3,224,211 sf	60,738 sf	3,284,949 sf

Major Projects Under Construction

At the end of 2007 there was less than 60,000 s.f. of non-residential floor space under construction. Construction continues in The Rock commercial center and the Pioneer Trail industrial and commercial area. Three major institutional projects – Sierra College Truckee campus, the Community Recreation Center, and the USFS Truckee Ranger District Center – were under construction in 2007.

Table 6
Non-Residential Floor Space Under Construction or Approved

Use	Floor Space
Commercial	318,000 sf
Lodging	177,000 sf
<i>Lodging Rooms</i>	<i>120 rooms</i>
<i>Fractional Ownership Units</i>	<i>54 units</i>
Industrial	79,600 sf
Institutional and Other	82,700 sf
Total	657,300 sf

Major Projects Approved

A number of non-residential projects have received their land use entitlement approvals but have not yet started construction. These include the Knight's Crossing commercial center in Glenshire, the Gray's Crossing Village, Pioneer East, and the Marriott hotel (Barsell). There are two approved service stations, one at the north end of the Highway 267 Bypass in the Gray's Crossing Village and one at the south end near the Hampton Inn and Suites. Approximately 600,000 square feet of non-residential floor space is approved and only awaits the issuance of building permits to commence construction.

Non-Residential Buildout

The 2025 General Plan estimates that the non-residential buildout for the Town of Truckee based on General Plan land use designations and intensities is 4,990,700 square feet of floor space. The Town is currently at 66% of non-residential buildout. Upon completion of all non-residential floor space under construction or approved, the Town will be at 79% of non-residential buildout.

Table 7
Non-Residential Buildout

	s.f.	Buildout %
Completed as of 1/1/2008	3,284,949	65.8%
Under Construction / Approved	657,300	13.2%
Total	3,942,249	79.0%
Buildout	4,990,700	100%

MAJOR PROJECTS BEING CONSIDERED IN 2008

The Town is at a major crossroad to implement the community's vision and the General Plan through major development projects. It is anticipated that the Town may consider four major mixed use projects in 2008. These are the Hilltop Master Plan, the Railyard Master Plan,

2007 Annual Report

Joerger Ranch (Planned Community 3), and Planned Community 1. Along with the commercial and residential projects listed in Appendices 6 and 9, projects under consideration will add 1,551 residential units and nearly 830,000 square feet of non-residential floor space to the Town if they are approved. Upon completion of all projects under construction, approved, or under consideration, the Town will be at 69% of residential buildout and 95% of non-residential buildout.

Conservation of Natural Resources

When it comes to conservation of our natural resources, community efforts in the past have focused on permanent preservation of open space, restoration of waterways and native habitat, and public access to natural resources. In 2007 the following efforts were undertaken to conserve natural resources:

1. The Town Engineering Division and Planning Division delved into the planning, design, and environmental review for restoration of Trout Creek in the Downtown area.
2. Truckee River Day was held once again under the guidance of the Truckee River Watershed Council. Community volunteers performed stream and habitat restoration work on the Truckee River and Trout Creek along with other waterways located outside the Town but within the Truckee River watershed.
3. The Town continued its woodstove removal rebate program to encourage homeowners to remove non-certified woodstoves and fireplace inserts prior to the May 31, 2008 deadline. The Town offered financial incentives of \$300 to \$500 for each non-certified stove and insert removed. Around 210 non-certified stoves and inserts were removed in 2007 as part of this program.
4. The Truckee Donner Land Trust continued its efforts to acquire and permanently preserve open space in the Truckee area. Highlights of the Truckee Donner Land Trust in 2007 include:
 - The Trust for Public Land and Truckee Donner Land Trust added 300 acres to Donner Memorial State Park Expansion. The 300-acres are comprised of six separate parcels and will expand recreational opportunities, preserve wildlife habitat, and help protect Donner Lake and the Truckee River watershed.
 - A huge swath of the Truckee River Canyon east of Truckee will be forever protected under a pact arranged by the Nature Conservancy and the Truckee Donner Land Trust: 3,350 acres of rugged, forested terrain and seven miles of riverfront between Floriston and the Nevada state line.
 - After working for nearly three years to line-up \$23.5 million in funding, the Truckee Donner Land Trust, in partnership with The Trust for Public Land, completed the acquisition of the 1,462-acre Waddle Ranch in the heart of the Martis Valley. A number of other conservation groups, government entities, and private donors were also involved in the purchase.
5. The Town Council in May 2007 adopted erosion control standards for grading associated with single family dwellings and duplexes.
6. The Town Council in October 2007 approved a transfer of development credits for The Enclave at Old Greenwood project. This transfer of development credits will permanently preserve as open space and provide public access to 75 acres in the Airport Flat area. The Truckee Donner Land Trust acquired the property in early 2008 and the Town received a conservation easement.

7. The Town Council in November 2007 adopted a Storm Water Management Program (SWMP) plan and submitted the report to the Regional Water Quality Control Board, Lahontan Region (RWQCB). The SWMP plan was prepared in response to the RWQCB designating the Town of Truckee as a Small Municipal Separate Storm Sewer System (MS4) which requires the Town to apply for coverage under a National Pollutant Discharge Elimination System (NPDES) permit. The plan identifies actions and implementation measures to be undertaken by the Town to reduce soil erosion and improve water quality. The Town Council also created a Storm Water Citizen's Advisory Committee to assist Town staff and the Council in implementation of the plan.

General Plan Implementation

INTRODUCTION

With a recently adopted General Plan and Housing Element, the Town Council adopted a General Plan Implementation Program with an aggressive schedule for implementation of policies, programs, and actions. This section of the report discusses the Town's efforts in 2007 in implementing General Plan policies, programs, and actions and addressing affordable housing constraints.

IMPLEMENTATION OF GENERAL PLAN ACTIONS

The Town took action on a number of items in 2007 to further the goals and policies of the General Plan. Appendix 1 summarizes these actions. The highlights and challenges of the Town's efforts in implementing General Plan actions include:

Highlights

- The Town initiated a comprehensive update to the Development Code to implement a number of General Plan policies and actions.
- The Town identified funding, allocated staff resources, coordinated work tasks with CalTrans, and reviewed alternatives for the Highway 89 Mousehole project.
- The Town updated its traffic impact fee program including updating the administrative guidelines and agreeing to a regional impact fee sharing program with Placer County.
- Extensive work was done on the Railyard Master Plan with possible adoption in 2008.

Challenges

- The Town does not yet know the resources that will be necessary to implement the General Plan policies and actions within the intended timeframes.
- No work was initiated on a number of major projects (e.g., Downtown Specific Plan Update, Open Space Acquisition and Management Plan) that were scheduled to be initiated in 2007.

IMPLEMENTATION OF HOUSING ELEMENT PROGRAMS

Appendix 3 summarizes the implementation status of each Housing Element program and the actions taken by the Town in 2007 to implement the 50 programs. The highlights and challenges of the Town's efforts in implementing housing programs include:

Highlights

- The Town partnered with Pacific West Communities to construct a 32-unit very low- and low-income rental project known as Frishman Hollow. The Town constructed the necessary off-site infrastructure for the project and sold 2.3 acres to Pacific West Communities to construct the project.

- The Town continued to use down payment assistance funds for future buyers of affordable units in the Stoneridge and Spring Creek residential developments.
- The Town continued to assist the Workforce Housing Association of Truckee Tahoe in becoming a regional affordable housing organization including contract with WHATTT to provide housing services for the Town.
- The Town continued to utilize a housing consultant in 2007 to assist the Town in applying for grants and other affordable housing financing and administering Town affordable housing programs.
- The Town Council adopted an inclusionary housing ordinance in May 2007.

Challenges

- The Town made substantial progress on the jobs-housing linkage ordinance (also referred to as the employee or workforce housing ordinance) in 2007. However, because of the complexity and issues associated with this type of ordinances, a draft ordinance was not completed by the end of the 2007 and work continued into 2008.
- Although work continued on the implementing ordinance, the Town still required employee housing for non-residential projects submitted after March 2005. The employee housing was required in order for a project to be found consistent with the policies of the Housing Element. However, this created difficulties for the review authority, Town staff, and the developers in understanding the employee housing requirements and in properly planning and designing projects to incorporate affordable housing.

Affordable Housing Governmental Constraints

Appendix 3 lists the governmental constraints to affordable housing as identified in the Housing Element and summarizes the Town's efforts to mitigate those constraints. The Town made efforts in 2007 to mitigate the governmental constraints on affordable housing projects proposed in Truckee.

Appendix 1

Status of General Plan Actions in 2007

Action	Status
Development Code Amendments	The 2008 Development Code Update has been initiated and is scheduled for adoption in Fall 2008.
Downtown Traffic Study	The traffic study was initiated in 2006 and is included in the CIP. It is scheduled for completion as part of the Railway Master Plan.
Financial Commitment Report	No work has been initiated on this action item.
Green Building Information Program	Town staff and the Green Building Committee completed a "Build It Green" informational brochure. Work on this action item continues.
Historic Preservation Program Implementation	Town staff is preparing an application to the OHP for establishment of a National Register District. An historic preservation grants program is included in the CIP for FY2007-2008, FY2008-2009, FY2009-2010, and FY 2010-2011.
Mousehole Strategy, Funding, and Implementation Program	The Town Council took several actions in 2007 to further improvements to the Mousehole including reviewing several alternatives and coordinating work tasks with CalTrans. The project is included in the CIP for FY2007-2008 and FY2010-2011.
Particulate Matter AQMP Update and Implementation	Work continues on the non-certified woodstove removal program with a deadline of May 31, 2008. No work has been initiated on an update to the air quality management plan.
Program for Creating Local Affordable Housing Organization and Local Funding Source	The Town Council continues to work with WHATT on creating a local affordable housing organization. No work has been initiated on creating a local funding source for affordable housing.
PIES Amendments	The Town Engineering Division initiated work on an update to the Public Improvement and Engineering Standards. However, the PIES Update has been placed on hold in order for staff resources to be devoted to the Storm Water Management Plan.
Railyard Master Plan	Town staff continues to work with the property owner to prepare a master plan and its accompanying environmental impact report. Several workshops and meetings were held in 2007.
Riverfront Revitalization Strategy Implementation	The Town continues to work on clean up of the County corporation yard and future planning for development of the site including a pedestrian bridge over the Truckee River.
Traffic Impact Fee Update with Regional Traffic Impact Fee Program	The traffic impact fee including administrative guidelines was updated in 2007. The traffic impact fee included a fee sharing program with Placer County.
Trails and Bikeways Master Plan Implementation	The Town in 2007 addressed surfacing of Class I trails including the Truckee River Legacy Trail and planning for extension of the Truckee River Legacy Trail in Phases 3 and 4. The Town with cooperation of the TDRPD also extended a Class I trail along Brockway Road in the Truckee Regional Park.
Annexation Policies	No work has been initiated on this action item. It is included in the CIP for FY2007-2008 and FY2008-2009 as part of the sphere of influence.

Appendix 1

Status of General Plan Actions in 2007

Action	Status
Downtown Specific Plan Update	No work has been initiated on this action item. It is included in the CIP for FY2007-2008.
Open Space Acquisition and Management Plan with Regional Open Space Protection Strategy	No work has been initiated on this action item. It is included in the CIP for FY2007-2008 and FY2008-2009.
Sphere of Influence Request	No work has been initiated on this action item. It is included in the CIP for FY2007-2008 and FY2008-2009.
Temporary and Permanent Erosion Control Measures	The Town Council adopted temporary and permanent erosion control measures for single family home development in May 2007.
Trails and Bikeways Master Plan Update	No work has been initiated on this action item.
Transfer of Development Credit Program and other Open Space Mechanisms	No work has been initiated on this action item. It is included in the CIP for FY2007-2008 and FY2008-2009 as part of the open space plan.
Airport Noise Monitoring Efforts, Data, and Noise Abatement Efforts	No work has been initiated on this action item.
Housing and Development Annual Inventory	No work has been initiated on this action item.

Appendix 2

Status of Housing Element Programs in 2007

Program Program Summary		Status
IH 1.1.1	Conduct Annual Site Inventory	An inventory of available sites was conducted as part of the 2005 Housing Element. The Housing Element concluded there were adequate sites to meet projected housing needs, but identified two non-residential sites as appropriate affordable housing locations. The Town Council, concurrently with adoption of the 2005 Housing Element, amended the General Plan Land Use Map to designate these sites as High Density Residential. A site inventory was not conducted in 2006 or 2007.
IH 1.2.1	Avoid Overconcentration	Except for projects with inclusionary housing requirements, the Town did not consider any affordable housing projects in 2007. The Planning Commission and Town Council did not have to make this finding for projects in 2007.
IH 1.2.2	Adopt Minimum Density Standards in Single-Family and High Density Residential Zones	Work tasks to implement this program are being done as part of the 2008 Development Code Update.
IH 1.2.3	Develop Program to Encourage and Implement Density Bonus Program	Work tasks to implement this program are scheduled to be initiated in 2008.
IH 1.3.1	Develop and Implement Program to Promote the Second Unit Program	Work tasks to implement this program are scheduled to be initiated in 2008.
IH 1.3.2	Adopt Inclusionary Housing Ordinance	The Town Council adopted an inclusionary housing ordinance in May 2007.
IH 1.3.3	Adopt a Maximum Average Unit Size Ordinance	Works tasks to implement this program are being done as part of the 2008 Development Code Update.
IH 1.3.4	Adopt Housing Linkage Program	The adoption of the implementing ordinance for this program has been slowed down because of competing Town priorities. The Town Council created an Affordable Housing Working Group to assist in the preparation of an employee housing ordinance. The Working Group and staff met several times in 2007 to properly identify and analyze issues of employee housing. Although work on this program has been conducted in 2007, the Working Group had not yet prepared a draft ordinance by the end of 2007. However, the Community Development Director and the Planning Commission have applied this policy to non-residential projects submitted in 2006 and found the projects were consistent with the policy. It is anticipated that the Working Group in Spring 2008 will forward a draft ordinance to the Town Council for their consideration.
IH 1.4.1	Permit Emergency Shelter & Transition Housing Sites	Work tasks to implement this program are being done as part of the 2008 Development Code Update.
IH 1.4.2	Allow Manufactured Housing	Work tasks necessary to implement this program are being done as part of the 2008 Development Code Update.

Appendix 2

Status of Housing Element Programs in 2007

Program	Program Summary	Status
H 1.4.3	Ensure Variety of Unit Types, Sizes, Tenure and Affordability	Work tasks to implement this program are scheduled to be initiated in 2008.
H 1.4.4	Develop Program to Facilitate Seasonal Worker Housing	Work tasks to implement this program are scheduled to be initiated in 2008.
H 1.4.5	Develop Program to Encourage Mixed Use Development	Work tasks to implement this program are scheduled to be initiated in 2008.
H 2.1.1	Update and Maintain Inventory of Substandard Units	As part of the 2005 Housing Element, a general inventory of substandard housing units was conducted to identify those areas with higher proportions of substandard units. An inventory to identify substandard units was not conducted in 2006 or 2007.
H 2.1.2	Maintain Inventory of Housing Units At-Risk of Conversion to Market Rate	An inventory to identify housing units at-risk was not conducted in 2006 or 2007.
H 2.1.3	Seek Rehabilitation Assistance Funds	The Town acquired funding sources for rehabilitation assistance through a State grant in 2007. These funds are available to low- and very low-income households.
H 2.1.4	Develop and Implement Program to Encourage Adaptive Reuse in Downtown Specific Plan Area	Work tasks to implement this program are scheduled to be initiated in 2008.
H 2.1.5	Require Replacement of Affordable Mobile Home Units	There were no affordable units lost through mobile home park conversion in 2007.
H 2.1.6	Develop Mobile Home Park Preservation Program	Work tasks to implement this program are scheduled to be initiated in 2008.
H 2.2.1	Enforce Building Code	The Chief Building Official continually enforces the Town Building Code for residential construction, repair, and additions except in mobile home parks. The installation, repair, and additions of mobile homes in mobile home parks is regulated by the California Department of Housing and Community Development.
H 2.2.2	Remove Substandard Units	Except for buildings damaged or destroyed by catastrophic events, the Chief Building Official did not identify any unsafe, substandard dwelling units which needed to be removed in 2007.
H 3.1.1	Ministerial Approval of Residential	The Development Code continues to allow processing of minor residential use permits (10 or less units), site plans, parcel maps, and variances through the Community Development Director or the Zoning Administrator.

Appendix 2

Status of Housing Element Programs in 2007

Program	Program Summary	Status
H 3.1.2	Update Local Building Codes	The Town Council adopted in 2007 the necessary State code updates including Title 24 updates and the Wildland Urban Interface code. The State legislature adopted new density bonus regulations which became effective in 2005. The Town has applied and continues to apply the provisions of Section 65915 CGC as required by State law. These amendments will be incorporated into 2008 Development Code Update scheduled for adoption in Fall 2008.
H 3.1.3	Streamline and Improve Development Review Process	The Community Development Director in 2005 did not identify any major constraints or roadblocks to the processing of residential development applications. As part of the 2008 Development Code Update scheduled for adoption in Fall 2008, the Community Development Director will review all facets to the development review process for residential projects to identify opportunities to streamline, improve, and reduce delays in processing of residential projects, especially affordable housing projects.
H 3.1.4	Develop and Implement Priority Processing of Affordable Projects	Work tasks to implement this program are scheduled to be initiated in 2008.
H 3.1.5	Develop and Implement Program for Reduction of Development Fees	Work tasks to implement this program are scheduled to be initiated in 2008.
H 3.1.6	Allowed Reduced Parking Standards for Senior Housing	Work tasks to implement this program are being done as part of the 2008 Development Code Update. The Town did not receive any inquiries or applications for senior housing in 2007.
H 3.1.7	Allow Shared parking for mixed-use	This program is already implemented by the 2000 Development Code. As part of the 2008 Development Code Update, the Community Development Director will review the standards for shared parking and identify possible amendments of the Development Code that meet the intent and purpose of the program.
H 3.1.8	Review of Zoning Ordinance for Reasonable Accommodation for disabled and elderly	Work tasks to implement this program are being done as part of the 2008 Development Code Update.
H 3.1.9	Review Parking standards in high density residential zones	Work tasks to implement this program are being done as part of the 2008 Development Code Update.
H 3.1.10	Eliminate minimum lot size requirements within residential zones	Work tasks to implement this program are being done as part of the 2008 Development Code Update. The Community Development Director and the Planning Commission have applied this policy to residential projects submitted in 2007 and supported all planned developments proposing lot sizes less than 10,000 s.f.

Appendix 2

Status of Housing Element Programs in 2007

Program	Program Summary	Status
H 3.1.11	Review Article 34 Requirements and Implement as Necessary	There were no Town programs or development projects in 2007 that necessitated implementation of this program.
H 4.1.1	Continue Solar Ordinance	The Town continues to apply the solar access ordinance through the Development Code.
H 4.1.2	Promote Sustainable Building Practices	Work tasks to implement this program are scheduled to be initiated in 2008 as part of the 2008 Development Code Update. The Town has informed applicants of opportunities for density bonuses and floor area increases for projects that include sustainable or green building practices. In 2007 there were no applicants who requested these bonuses or increases.
H 4.1.3	Develop and Implement Program to Promote Energy Efficient Building	Work tasks to further implement this program are scheduled to be initiated in 2008.
H 4.2.1	Review and Amend Development Code Standards and Guidelines for Clustered Development	Work tasks to implement this program are being done as part of the 2008 Development Code Update.
H 4.2.2	Coordinate with public facilities and service providers	The Town continues to coordinate with providers of public facilities and services by involving the public provider early in the development review process and by requiring projects to meet the standards and requirements of the public provider.
H 5.1.1	Support Non-Profit Housing Efforts	The Town continues to support the Workforce Housing Association of Truckee Tahoe as a non-profit housing organization. The Town currently contracts with WHATT to provide housing services to the Town.
H 5.1.2	Development and Implement Program for Seasonal Employee Housing	Work tasks to implement this program are scheduled to be initiated in 2008.
H 5.1.3	Cooperate with Nevada County Housing Authority	The Town continues to cooperate with the Nevada County Housing Authority to conserve market-rate rental housing and provide rental assistance. The Town in 2007 assisted an affordable housing developer to construct a 32-unit very low- and low-income restricted rental housing project by utilizing CDBG funds for project infrastructure and giving the project priority processing.
H 5.1.4	Pursue Affordable Housing Resources	See discussion in Appendix 3, Section 5.
H 5.1.5	Leverage Redevelopment Agency funds	In Town continued to earmark Redevelopment Agency funds in conjunction with funds received from The Boulders moderate income housing program for downpayment assistance to buyers of affordable units in the Spring Creek and Stoneridge residential developments.
H 5.1.6	Pursue For Sale Housing Sources	See discussion in Appendix 3, Section 5.

Appendix 2

Status of Housing Element Programs in 2007

Program	Program Summary	Status
H 5.1.7	Determine Feasibility of and Develop Program for Creating Local Affordable Housing Funding Source	Work tasks to implement this program have been delayed because of competing Town priorities. Work tasks for this program may be initiated in 2008.
H 5.1.8	Determine Feasibility of and Develop Program for Creating Local Affordable Housing Organization	Town efforts on this program have been focused on supporting WHATT as a non-profit organization. These efforts including WHATT as a discussion partner in the future development of the Alder Drive affordable housing site and the design and infrastructure for Frishman Hollow and contracting with WHATT to provide housing services to the Town.
H 5.1.9	Determine Feasibility of Land-Banking for Affordable Housing	Work tasks to implement this program are scheduled to be initiated in 2008.
H 5.1.10	Require a Long-term affordability commitment	As part of the affordable housing controls adopted with the inclusionary housing ordinance, affordability commitments for restricted housing are required to be in perpetuity.
H 6.1.1	Ensure No Housing Discrimination in Development Code	The Community Development Director reviewed the Development Code for discriminatory provisions and found the Development Code does not contain any provisions that would discriminate against projects for the stated reasons.
H 6.1.2	Prepare Agreement to Operate Fair housing information program	Work tasks to implement this program are scheduled to be initiated in 2008.
H 6.1.3	Information Program on Fair Housing Laws	Work tasks to implement this program are scheduled to be initiated in 2008.

Appendix 3

Governmental Constraints to Affordable Housing

1. The 10,000 square foot minimum lot requirement likely discourages medium density development rather than encouraging condominium construction and cluster development within these zones.

Housing Program H3.1.10 addresses this constraint. The Town's efforts to mitigate this constraint have been delayed because of competing Town priorities. It is anticipated this constraint will be addressed as part of the first round of the Development Code update scheduled for adoption in 2008. However, the Community Development Director and the Planning Commission have supported and approved all planned developments considered in 2006 that proposed lot sizes less than 10,000 square feet.

2. Design standards such as roofing materials, architectural enhancements, and landscaping increase the costs of housing. Additional subsidy may be required to assure a consistent level of quality of development in the Town.

Although the Housing Element does not specifically address this constraint, the Town addresses the constraint through the review of development projects which include affordable housing.

3. The Town may consider alleviating parking requirements on second units or allowing tandem parking to reduce parking costs and land necessary to meet parking requirements.

The first phase of the Development Code Update, scheduled for adoption in 2008, will address this constraint. Town staff will review parking standards for secondary residential units and recommend to the Planning Commission and Town Council whether and how those standards should be amended.

4. The Town may wish to consider a reduction in multi-family parking requirements.

Housing Program H3.1.9 addresses this constraint. The program is scheduled to be implemented in 2008.

5. Truckee does not have the financial resources or sufficient staff to undertake major housing assistance programs without substantial backing by state or federal agencies. Existing funding for federal and state programs is not sufficient to meet statewide demand, which, in turn, limits the Town's ability to meet its needs. Therefore, the limitations on availability of outside assistance programs acts as a constraint to the provision of affordable housing.

The Town addressed this constraint by hiring and utilizing a housing consultant to assist the Town in its affordable housing programs. The Town also contracted with the Workforce Housing Association of Truckee Tahoe to provide housing services for the Town. The Town continues to provide rehabilitation and downpayment funds through grant programs and sponsors bond financing for the Gray's Crossing affordable housing development and the Placer County Sawmill Heights affordable/employee housing project. The Town obtained a grant to finance construction of the off-site infrastructure

for the Frishman Hollow affordable housing project. For a jurisdiction of Truckee's size, we believe these programs are substantial, and any limitations on the availability of outside programs did not act as constraint to the provision of affordable housing in Truckee in 2007.

Appendix 4

Residential Projects Completed or Under Construction

The following list summarizes major residential projects completed in 2007 or still under construction as of December 31, 2007.

1. Boulders Condominiums

Under Construction

Location: Gateway area, on Deerfield Drive adjacent to Crossroads Center
Residential Unit Type: Multi-Family Condominium
Number of Units: 211 units
Affordable Units: 14 units

9 units completed for moderate income households
2 units proposed for low-income households
3 units proposed for moderate-income households
23 units paid in-lieu fees (approx. \$36,000 each)

The project was originally approved for 180 units. In 2006 the project developers acquired 3.3 acres from the First Baptist Church and the Commission approved a fourth phase of the project. Of the additional 31 condominium units, three units will be restricted in sales price to be affordable to moderate-income households and two will be restricted to low-income households. By the end of 2007, 148 units had been completed and 12 units were under construction. Forty-one (41) units remain to be built. The project will probably not be completed until 2009 at the earliest.

2. Deer Trail Townhomes

Under Construction

Location: Prosser area, Gray's Crossing Village
Residential Unit Type: Multi-Family Rental
Number of Units: 17 units
Affordable Units: None

Part of the Gray's Crossing Townhomes. Site work for the units began in 2007.

3. Frishman Hollow

Under Construction

Location: Prosser area, at the southwest corner of Highway 89 North and Alder Drive
Residential Unit Type: Multi-Family Rental
Number of Units: 32 units
Affordable Units: 32 units

31 units for very low-income households (45% AMI)
1 unit for low-income household (80% AMI)

The Planning Commission approved this affordable housing project on August 1, 2006. The installation of road and utility infrastructure to the project was substantially completed in 2007, and on-site infrastructure began in 2007. Building construction will begin in 2008, and it is anticipated that the project will be completed in 2008.

4. Gray's Crossing Phase 3 Residential Subdivision *Completed*

Location: Prosser area, south of Prosser Dam Road and east of Highway 89 South
Residential Unit Type: Single Family Lot for market-rate purchase
Number of Units: 81 lots
Affordable Units: None (Affordable units provided as part of Gray's Crossing Specific Plan)

Truckee Land, LLC installed the required road and utility infrastructure in 2006. The subdivision map was recorded and the lots were available for purchase in spring 2007.

5. Henness Flats Apartments *Completed*

Location: Prosser area, at the northeast corner of Interstate 80 and Highway 89 North
Residential Unit Type: Multi-Family Rental
Number of Units: 92 units
Affordable Units: 92 units
43 units for very-low income households (35% AMI)
7 units for very-low income households (50% AMI)
42 units for low-income households (60% AMI)

The project is one of the required affordable housing components of the Gray's Crossing Specific Plan. All of the units were completed and available for occupancy in September 2007.

6. Pinyon Creek Townhomes *Under Construction*

Location: Martis Valley area, at the end of Hope Court
Residential Unit Type: Multi-Family Townhouse
Number of Units: 40 units (20 buildings)
Affordable Units: None

Twelve (12) units were completed in 2007 for a total of 26 completed units. The remaining 14 units are under construction and should be completed in 2008. In 2007 Placer County approved a second phase located in Placer County.

7. Spring Creek Subdivision *Under Construction*

Location: Prosser area, south of Alder Creek Middle School
Residential Unit Type: Single Family / Duplex
Number of Units: 66 units (36 single family homes, 30 duplex units)
Affordable Units: 30 duplex units for moderate-income households (120% AMI)

This project is being built to partially meet the affordable housing requirement for the Pioneer Commerce Center. Unlike other single family lot subdivisions, the developer is also constructing the single family homes and duplexes. Fourteen of the duplex units and several homes on the market-rate single family lots were completed in 2007.

8. Stoneridge Condominiums

Under Construction

Location: Downtown area, on the north side of Jibboom Street west of the Truckee Cemetery
Residential Unit Type: Multi-Family Townhouse and Condominium
Number of Units: 73 units (57 townhouses, 16 condominiums)
Affordable Units: 11 condominiums for low-income households (80% AMI)

Twenty-one units were completed in 2007 including three low-income condominium units. Project construction will continue in 2007 (17 units under construction), but the project will probably not be completed until 2009 at the earliest.

9. Tahoe Mountain Meadows

Completed

Location: Martis Valley area, on the south side of Martis Valley Road ¼ mile west of Brockway Road
Residential Unit Type: Multi-Family Townhouse
Number of Units: 13 units
Affordable Units: None

The project was completed in January 2007.

10. The Greens

Under Construction

Location: Martis Valley area, north of the intersection of Brockway Road and Martis Valley Drive behind the Best Western motel
Residential Unit Type: Detached Single Family Homes
Number of Units: 19 units
Affordable Units: None

The project is a planned development/common interest subdivision consisting of 19 single family homes. The roadway and utility infrastructure was completed in 2006. Two single family homes were completed, and it is anticipated that the remaining homes will be built and completed in 2008.

11. The Timbers at Palisades

Under Construction

Location: Martis Valley area, on the east side of Palisades Drive ¼ mile south of Brockway Road
Residential Unit Type: Multi-Family Townhouse
Number of Units: 34 units
Affordable Units: None

Eight units have been completed, and the remaining are under construction. The developer defaulted on the construction loans, and the financial lending institution acquired the property under foreclosure. The financial lending institution intends to complete the project, and the units are on the market for purchase. It is anticipated the project will be completed in 2008.

12. Winter Creek Subdivision

Under Construction

Location: Martis Valley area, on the south side of Brockway Road across from the Truckee Regional Park
Residential Unit Type: Single Family / Multi-Family Condominium
Number of Units: 167 units (147 single family homes, 20 condominiums)
Affordable Units: None

Unlike other single family lot subdivisions in Truckee, the developer is constructing the single family homes in the project along with 20 condominium units. The subdivision map was recorded in December 2004, and roadway and utility infrastructure was completed in 2005. As of December 2007, 55 single family homes have been completed. Seventy-eight (78) homes and the 20 condominium units remain to be built.

Appendix 5

Residential Projects Approved

The following list summarizes major residential projects which had a valid land use and development permit approval as of December 31, 2007, but were not completed or under construction in 2007.

1. Gray's Crossing Townhomes

Location: Prosser area, on the east side of Highway 89 north south of Prosser Dam Road
Residential Unit Type: Multi-Family Townhouses
Number of Units: 98 units
Affordable Units: 8 units for moderate income households (100% and 120% AMI)

This project is one of the required affordable housing components of the Gray's Crossing Specific Plan. Truckee Land LLC anticipates completing construction of the townhouses adjacent to The Village starting in 2008.

2. Gray's Crossing Cottages

Location: Prosser area, on the east side of China Camp Road approximately 200 feet north of Alder Drive
Residential Unit Type: Detached Single Family Homes
Number of Units: 89 units
Affordable Units: 28 units for moderate income households (100% and 120% AMI)

The project is one of the required affordable housing components of the Gray's Crossing Specific Plan. The Planning Commission must still review and approve the project design. Truckee Land LLC anticipates submitting the land use and development permit application in 2008, and construction on the project would not begin until 2009 at the earliest.

3. Northwest Townhomes

Location: Donner Lake area, on the north side of Donner Pass Road ¼ mile west of Donner Lake Road
Residential Unit Type: Multi-Family Townhouse
Number of Units: 22 units
Affordable Units: 3 units for moderate income households (120% AMI)

The Planning Commission approved the project in 2005 and recently approved a two-year time extension. The applicant has submitted improvement and grading plans, and construction could begin in 2008.

4. Old Greenwood – The Enclave

Location: Prosser area, in the northern portion of Old Greenwood east of Fairway Drive approx. ¼ mile south of Overland Trail.
Residential Unit Type: Multi-Family Townhouse
Number of Units: 26 units
Affordable Units: 8 to 12 units for moderate income households (120% AMI)
(These units will be provided as part of the Gray's Crossing Townhomes and Cottages projects)

The Town Council approved the project in 2007 as an amendment to the Old Greenwood Development Agreement.

5. Old Greenwood – The Villas Phase 2

Location: Prosser area, in the central portion of Old Greenwood on the northeast side of Villa Court immediately north of Fairway Drive across from the Old Greenwood Pavillion.
Residential Unit Type: Multi-Family Townhouse
Number of Units: 8 units
Affordable Units: None

The Town Council approved the project in 2007 as an amendment to the Old Greenwood Development Agreement. The eight townhouse units replace 12 fractional ownership units previously approved at this location.

Appendix 6

Residential Projects Under Consideration

The following list summarizes major residential projects which have been submitted to the Town and are being considered Town or which we anticipate will be submitted in 2008.

1. Aspen Meadows

Location: Martis Valley area, on the south side of Brockway Road between Martis Valley Road and Hope Court
Residential Unit Type: Multi-Family Townhouse
Number of Units: 78 units proposed
Affordable Units: Not known

The applicant has withdrawn the application in order to revise the project and respond to staff comments. The Community Development Department anticipates that the applicant will submit a revise application in the spring of 2007.

2. Canyon Springs Subdivision

Location: Glenshire area, immediately east of the Glenshire Subdivision and the Elkhorn Ridge Subdivision (Cambridge Estates Phase 5)
Residential Unit Type: Single Family Lot for market-rate purchase
Number of Units: 213 lots proposed
Affordable Units: Land dedication proposed

The applicant has submitted a tentative map and planned development applications for the project, and the Town is currently preparing an environmental impact report. The Community Development Department anticipates that the Planning Commission will consider the project in 2007.

3. Gregory Creek Subdivision

Location: Donner Lake area, on the north side of Donner Pass Road approximately ¼ mile west of Donner Lake Road
Residential Unit Type: Single Family Lots and Multi-Family Condominiums
Number of Units: 31 single family lots and duplex units proposed
Affordable Units: 5 units

The Town is preparing an environmental impact report, and the Community Development Department anticipates that the Planning Commission will consider the application in late 2007.

4. Hilltop Master Plan

Location: Downtown area, south of Commercial Row
Residential Unit Type: Mixed (Single Family Lot, Multi-Family Townhouse, Mixed Use)
Number of Units: 275 units proposed
Affordable Units: Not known

The property owners have submitted a master plan application. The Community Development Department anticipates that the Town Council will consider the master plan in spring 2008. If the master plan is adopted, the Planning Commission must still review and approve land use permits for any residential development.

5. Jibboom Street Condominiums

Location: Downtown area, on the north side of Jibboom Street east of Bridge Street
Residential Unit Type: Multi-Family Townhouse
Number of Units: 17 units proposed
Affordable Units: Not known

The application is incomplete, and the applicant is revising the project to provide the required information and respond to staff comments.

6. Joerger Ranch Apartments

Location: Martis Valley area, at the southeast corner of Highway 267 and Soaring Way
Residential Unit Type: Multi-Family Rental
Number of Units: 288 units proposed
Affordable Units: 86 units proposed
14 units for very-low income households (50% AMI)
58 units for low-income households (80% AMI)
14 units for moderate-income households (120% AMI)

This project is part of Planned Community 3. The applicant has submitted a land use and development permit application for the project, which the Town will consider in conjunction with the specific plan

7. Planned Community 1

Location: Donner Lake area, southeast of the intersection of Donner Pass Road and Coldstream Road
Residential Unit Type: Mixed (Single Family Lot, Multi-Family Townhouse, Multi-Family Rental)
Number of Units: 319 to 364 units proposed
112 Single Family Lot
97 Single Family/Multi-Family Planned Development
110 to 155 Multi-Family Townhouse / Rental
Affordable Units: Not known

The Town completed the early public involvement program and summary plan review process for the project. The Community Development Department anticipates that the applicant will submit a formal specific plan application in March 2007.

8. Railyard Master Plan

Location: Downtown area, east of Commercial Row
Residential Unit Type: Mixed (Single Family Lot, Multi-Family Condominiums, Mixed Use, Work Live, Live Work)
Number of Units: Up to 537 units proposed
Affordable Units: Not known

Working with the Community Development Department, the applicant is preparing a master plan for the project and a land use and development permit application for the first phase. The Community Development Department anticipates that the Planning Commission and Town Council will consider the project in late 2008.

9. Royal Ridge

Location: Gateway area, at the northeast corner of Donner Pass Road and Northwoods Boulevard
Residential Unit Type: Multi-Family Townhouses
Number of Units: 48 units proposed
Affordable Units: 12 units proposed (For Purchase, Low-Income)

The Planning Commission approved the project in February 2008.

Appendix 7

Non-Residential Projects Completed or Under Construction

The following list summarizes major commercial, industrial, and institutional projects completed in 2007 or still under construction as of December 31, 2007.

1. Gray's Crossing Golf Course

Under Construction

Location: Prosser area, on the east side of Highway 89 North adjacent to Prosser Dam Road
Project Type: Commercial Recreation
Floor Space (Non-Res): 11,071 s.f.
Residential: None

The project consists of the golf course, supporting facilities, golf pro shop, restaurant, and fitness center. The golf course and pro shop become operational in 2007; work continues on the other buildings.

2. Industrial Developments

Completed

Location: Prosser area, on Comstock Drive and Trails End
Project Types: Industrial
Floor Space (Non-Res): 15,417 s.f. (3 buildings)
Residential: 6 units

3. Old Greenwood Fractional Ownerships

Under Construction

Location: Old Greenwood
Project Type: Commercial Lodging
Floor Space (Non-Res): 147 fractional ownership units
Residential: None

Eighty-three (83) of the fractional ownership units have been completed. Fifty-four (54) units remain to be built

4. Pioneer Commerce Center, Phase 2

Under Construction

Location: Prosser area, on the north side of Pioneer Trail approx. ¼ mile east of Comstock Drive
Project Type: Industrial
Floor Space (Non-Res): 99,641 s.f.
Residential: 12 units

Buildings K-2 (boat storage) and J (boat repair and other industrial uses) were completed in 2007. Buildings K-2 and J have 20,048 s.f. of industrial floor space and six residential units.

5. Sierra College Truckee Tahoe Campus *Under Construction*

Location: Gateway area, at the southwest corner of Interstate 80 and Highway 89 South
Project Type: Public Agency
Floor Space (Non-Res): 28,500 s.f.
Residential: None

Construction of the project began in 2007.

6. Soaring Way Professional Office *Under Construction*

Location: Martis Valley area, at the south corner of Soaring Way and Business Park Drive
Project Type: Commercial Office
Floor Space (Non-Res): 18,026 s.f.
Residential: None

Construction of the project began in 2007. It is anticipated the project will be completed in 2008.

7. Sugar Pine Fun Center *Under Construction*

Location: Martis Valley area, on the west corner of Brockway Road and Winter Creek Loop
Project Type: Commercial Recreation
Floor Space (Non-Res):
Residential: None

The project consists of miniature golf, an arcade, and a snack shop. It should be completed in 2008.

8. Taco Bell *Under Construction*

Location: Donner Lake area, on the south side of Deerfield Drive approx. ¼ mile east of Coldstream Road
Project Type: Commercial Restaurant
Floor Space (Non-Res): 2,400 s.f.
Residential: None

Construction on the project began in 2007. The project was completed in February 2008.

9. The Rock *Under Construction*

Location: Martis Valley area, at the north corner of the Brockway Road and Martis Valley Road roundabout
Project Type: Commercial Retail and Office
Floor Space (Non-Res): 36,410 s.f.
Residential: 12 units

Two of the buildings consisting of 8,735 s.f. of floor space are finished. Another building with 14,920 s.f. of commercial floor space and five residential units was completed in January 2008.

10. TDRPD Community Recreation Center

Under Construction

Location: Prosser area, at the southwest corner of Highway 89 North and Donner Pass Road
Project Type: Institutional
Floor Space (Non-Res): 54,204 s.f.
Residential: None

Site work for the project consisting of tree removal and rough grading occurred in 2007. Construction of the first two buildings will begin in spring 2008.

11. USFS Truckee Ranger District Center

Under Construction

Location: Downtown area, at the southeast corner of Interstate 80 and Donner Pass Road (East)
Project Type: Institutional
Floor Space (Non-Res): 32,000
Residential: None

Site work for the project and construction of the office began in 2007. Construction of the project will continue in 2008.

Appendix 8

Non-Residential Projects Approved

The following list summarizes major commercial, industrial, and institutional projects which had a valid land use and development permit approval as of December 31, 2007, but were not completed or under construction in 2007.

1. Barsell Interstate 80 Development Agreement

Location: Downtown area, on the southwest corner of Interstate 80 (Exit 188A) and Donner Pass Road
Project Type: Commercial Retail and Lodging
Floor Space (Non-Res): 122,200 s.f. (120 lodging rooms)
Residential: 22

2. Blue Sky High Street Offices

Location: Downtown area, on the south side of High Street approx. ¼ mile east of Donner Pass Road
Project Type: Commercial Office
Floor Space (Non-Res): 7,252 s.f.
Residential: None

3. Gateway Vista

Location: Gateway area, on the south side of Donner Pass Road between Frates Lane and Vista Avenue
Project Type: Commercial Retail and Office
Floor Space (Non-Res): 16,300 s.f.
Residential: 6 units

4. Gray's Crossing Village

Location:
Project Type: Commercial Retail and Office with Service Station
Floor Space (Non-Res): 16,300 s.f.
Residential: 6 units

5. Industrial Developments

Location: Prosser area, on Comstock Drive, Industrial Way and Trails End
Project Types: Industrial
Floor Space (Non-Res): 34,289 s.f. (7 buildings)
Residential: 6 units

6. Knight's Crossing

Location: Glenshire area, on the west side of Dorchester Drive between
Glenshire Drive and Manchester Drive
Project Type: Commercial Retail Office Restaurant
Floor Space (Non-Res): 23,301 s.f.
Residential: 10 units

7. Martis Station

Location: Martis Valley area, on the north side of Highway 267 between
Truckee Airport Road and Brockway Road
Project Type: Commercial Automobile Service Station / Convenience Store
Floor Space (Non-Res): 5,400 s.f.
Residential: None

8. Pioneer East

Location: Prosser area, on the north side of Pioneer Trail immediately
west of Donner Pass Road
Project Type: Commercial Office
Floor Space (Non-Res): 77,329 s.f.
Residential: 8 units

9. Snow Tech

Location: Tahoe Donner, on the north side of Northwoods Boulevard
between Zurich Place and Zurich Place
Project Type: Industrial
Floor Space (Non-Res): 9,530 s.f.
Residential: None

Appendix 9

Non-Residential Projects Under Consideration

The following list summarizes major projects which have been submitted to the Town and are being considered Town or which we anticipate will be submitted in 2008.

1. Hilltop Master Plan

Location: Downtown area, on the south side of Brockway Road between South River Street and Palisades Drive.
Project Type: Mixed Use
Floor Space (Non-Res): 75,000 s.f. commercial
Residential: 275 units

2. Joerger Ranch (Planned Community 3)

Location: Martis Valley area, at the intersection of Highway 267, Brockway Road, and Soaring Way
Project Type: Planned Community
Floor Space (Non-Res): 326,000 s.f.
210,000 s.f. commercial
116,000 s.f. industrial
Residential: 318 units

3. Planned Community 1

Location: Donner Lake area, southeast of the intersection of Donner Pass Road and Coldstream Road
Project Type: Planned Community
Floor Space (Non-Res): 50,000 s.f. commercial
Residential: 364 units

4. Railyard Master Plan

Location: Downtown area, on the east side of Donner Pass Road at Church Street
Project Type: Mixed Use
Floor Space (Non-Res): 364,000 s.f.
321,000 s.f. commercial
15,000 s.f. industrial
28,000 s.f. institutional
Residential: 537 units